HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

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New Home Market

Construction Activity High Heading into 2012

New home construction continued to moderate in the fourth quarter after peaking at a two-year high during the second quarter of 2011. Still, housing starts remained strong in Q4 and helped bring the total for 2011 to just below 40,000 units — equal to 36 per cent annual growth. The construction of apartments — both condominium and purpose-built rental — were the biggest contributors last year, although cooled significantly during the final months of the year. Single-detached housing starts also recorded their best year since 2008, consistently gaining momentum throughout 2011. Rows and semis had an overall tepid year, but managed to finish off with a strong fourth quarter.

The performance of the single-detached category in 2011 was a bit surprising. Although new home sales held steady throughout the year, they did so at a noticeably lower level

Figure 1

than construction starts for singles. This could reflect some construction delays that occurred in 2010, but it may also indicate a greater willingness of developers to start projects with higher numbers of unsold units. It's likely that confidence amongst single-detached developers has been boosted by the record-low number of completed and unabsorbed units currently on the market. Furthermore, with the available inventory of buildable lots for singles declining fast (down 25% year-over-year as of November 2011), builders are in competition against time and each other to move ahead with as many projects as the market will allow.

Tight market conditions for single-detached homes are lending credence to the expansion of the multi-family segment of the market. The pace of housing starts for row homes reached their highest point in over four years during the fourth quarter, while the number of apartment units under construction was at its highest ever year-end level. The 19,000 apartment completions in 2011 did little slow development as an additional 22,500 units began construction. In fact, for just the second time in the past 20 years, apartments made up over half of all housing starts last year. While the vast majority were condominiums, purpose-built rentals had their strongest year in recent history with close to 2,000 units started.

An additional 6,500 rental units could emerge from the condo apartments started last year — according to CMHC's Rental Market Report for the GTA, 34 per cent of condo units registered in 2011 were added to the rental stock. The rising supply of rentals should help to alleviate further downward pressures on vacancy rates, which declined to 1.4 per cent for purpose-built apartments and 1.1 per cent for condominium apartments.

Resale Market

Price Growth Begins to Slow

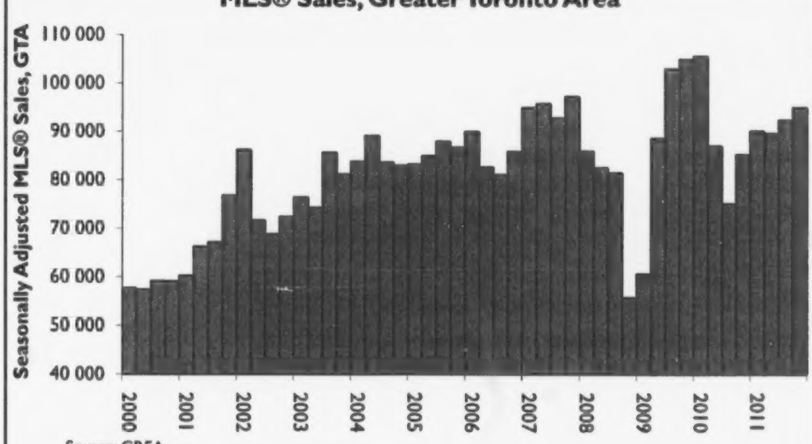
MLS® home sales steadily increased in the fourth quarter, bringing the total for 2011 three per cent higher than 2010 and marking the second-best annual performance on record. The resale market would have likely performed even better if supply behaved the same as demand. New listings weakened during the fourth quarter after showing some modest improvement in previous months, holding the total for 2011 to its second-lowest level since 2004. As a result, the market continued to favour sellers with average prices rising a further eight per cent last year — the 16th consecutive annual gain for the GTA.

Price growth did, however, slow considerably during the final months of the year. In fact, the annual price growth recorded for December (4 per cent) was the weakest since early 2009. This moderation occurred even as the high end of the market contributed an increasing share of activity and several areas across the city continued to sell homes in less than three weeks and pull in offers above asking price. It appears that buyers — mostly in Toronto's surrounding municipalities — practiced more restraint in their offerings during the fourth quarter in light of heightened economic uncertainty. It may also reflect anecdotal information passed on from realtors suggesting that higher quality listings are holding out for the spring market.

Surprisingly, condo price growth has been able to keep pace with the rest of the market despite much stronger growth in supply. Active condo listings at the end of the year were up by

Figure 2

MLS® Sales, Greater Toronto Area



Source: CREA

[1] Based on data supplied by RealNet Canada Inc. on remaining inventory of new single detached units in the GTA.

[2] MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

roughly 20 per cent from year-end 2010 and at one their highest levels (adjusted for seasonality) of the past 10 years. Certainly demand has supported price growth — MLS® condo sales reached a record high in 2011. However, price statistics have also been influenced by the record number of condo apartment completions in 2011 (18,000). On average, units in recently registered projects sell for roughly 30 per cent more than the existing stock. This, along with a growing number of empty-nester and retirees downsizing into condos, pushed the share of resale condo transactions above $500,000 to its highest point ever in the fourth quarter at 10 per cent.

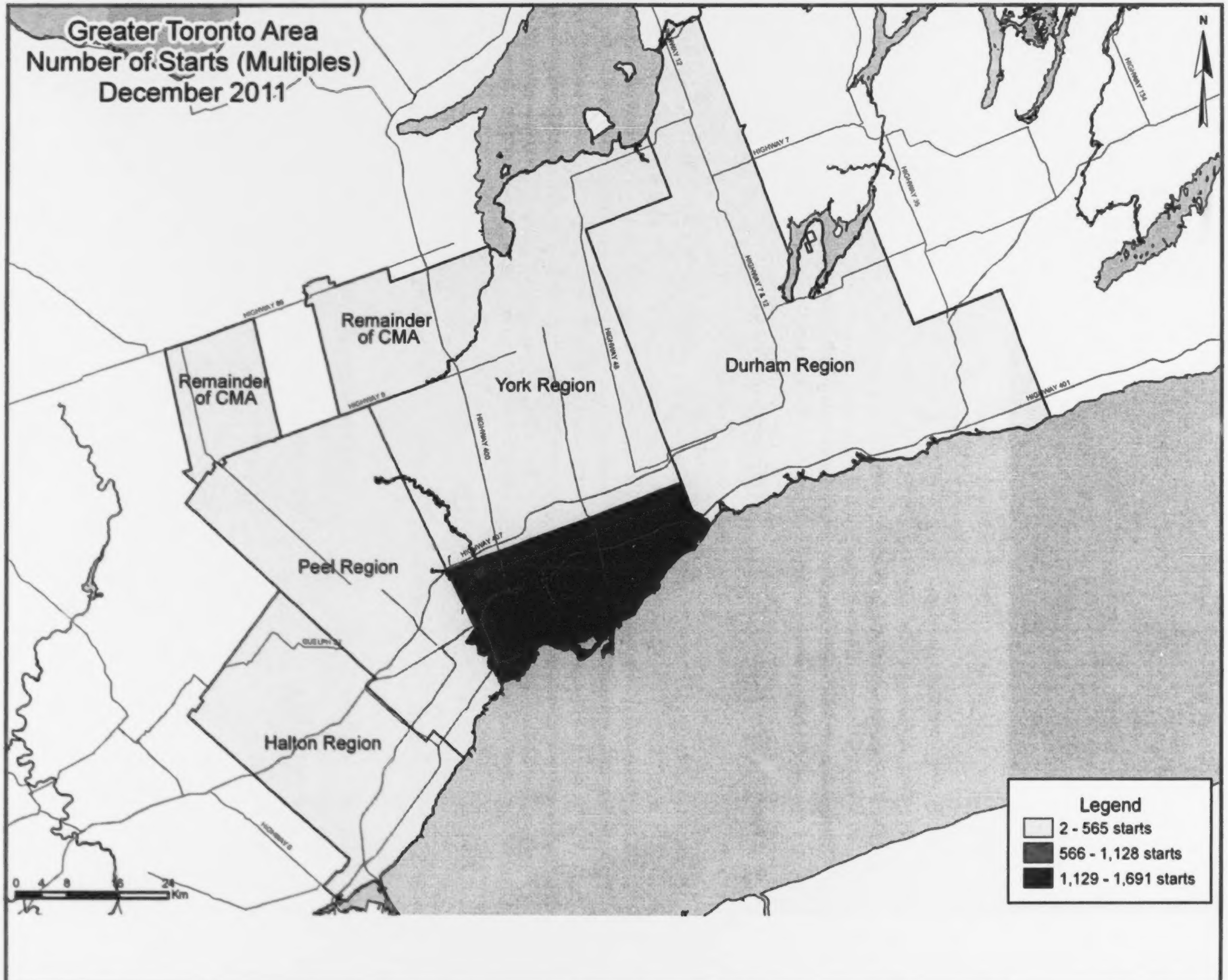
Most In-Demand Areas of the GTA

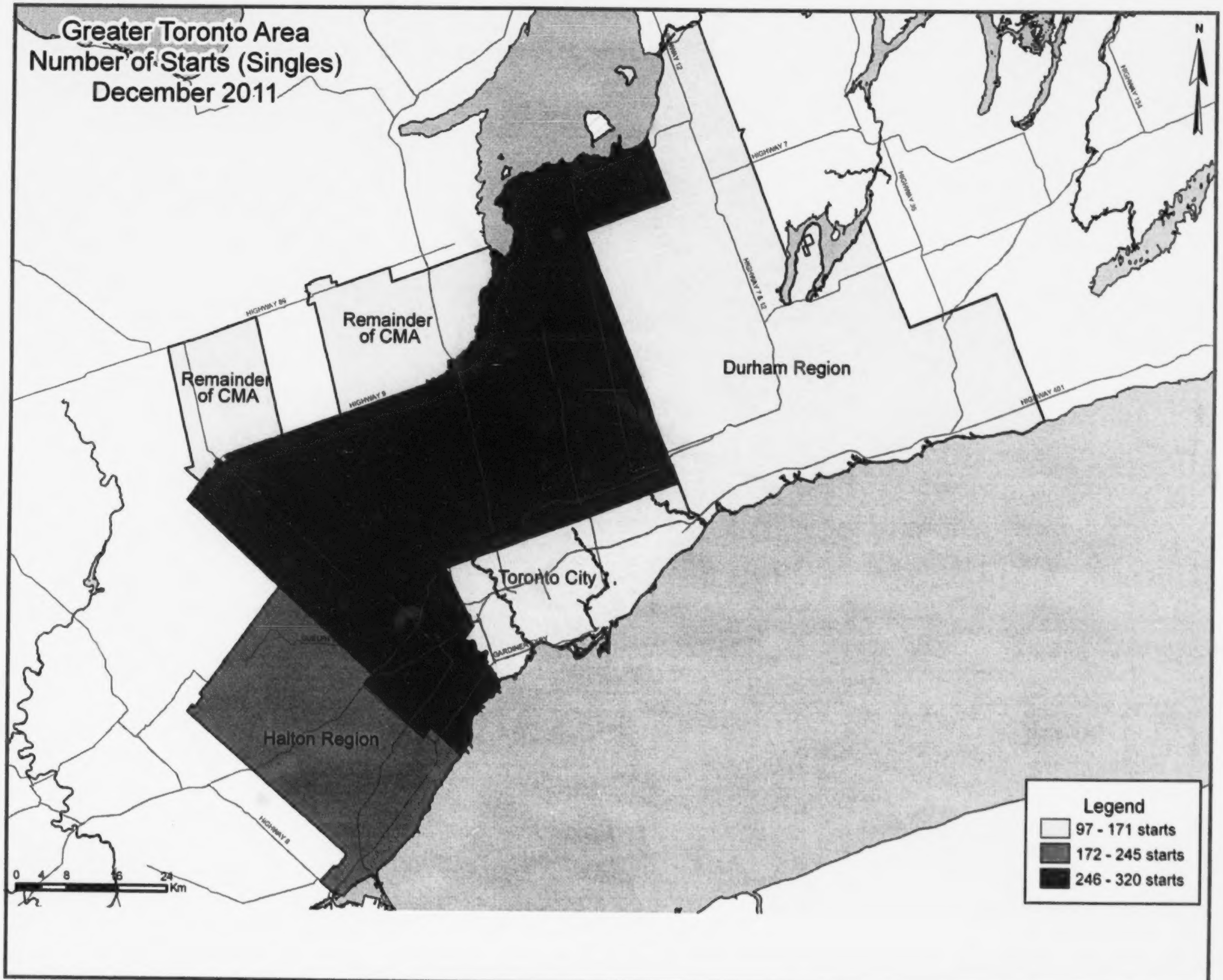
The best-selling areas of the market aren't always where you find the greatest level of buyer-interest. Indeed, the E-1 zone (commonly known as Riverdale and Leslieville) saw sales decline last year, yet demand proved highest in relation to supply after considering the combined rankings of various measures of market "tightness" outlined in the accompanying table. With W-2 (Bloor West-Junction) ranking second, it appears that buyers were most eager to get into neighbourhoods in the core of the city with a relatively large stock of semi-detached homes offering prices close to the Toronto average of roughly $500,000. More affordable areas in E-5 (NW Scarborough) and E-3 (Danforth-East York) likely attracted strong demand from first-time buyers, while E-2 (Beaches) proved popular amongst the move-up crowd looking for a more established neighbourhood that competes well from a pricing perspective against other higher-end parts of the city.

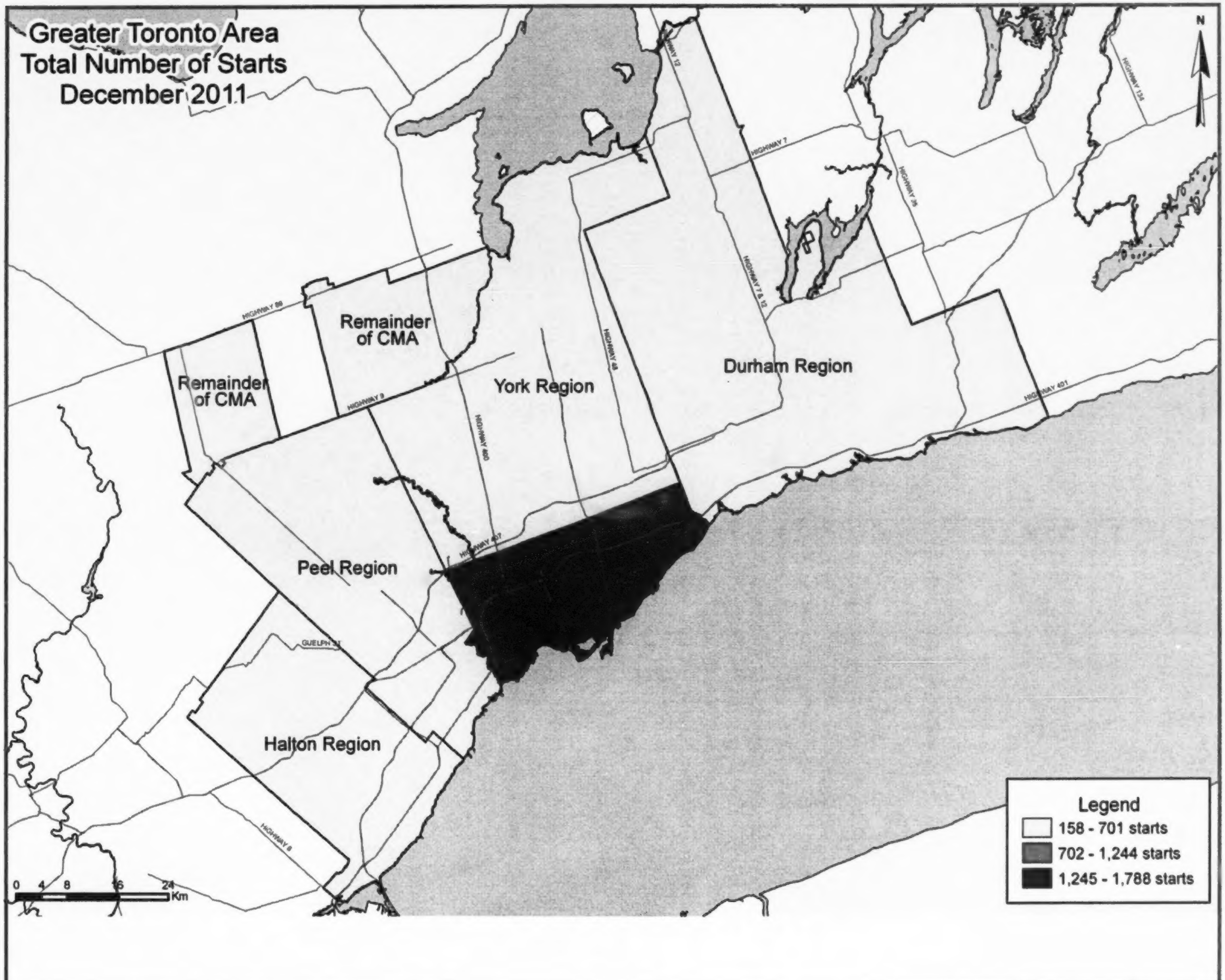
2011 MLS® Activity

Zone	Sales/New Listings	Days on Market	Sale Price/ List Price	Price Growth	Average Price
E-1	0.61	14	103%	13%	$546,000
W-2	0.70	17	102%	6%	$543,000
E-5	0.71	19	100%	8%	$371,000
E-2	0.66	15	101%	2%	$625,000
E-3	0.63	19	101%	12%	$460,000

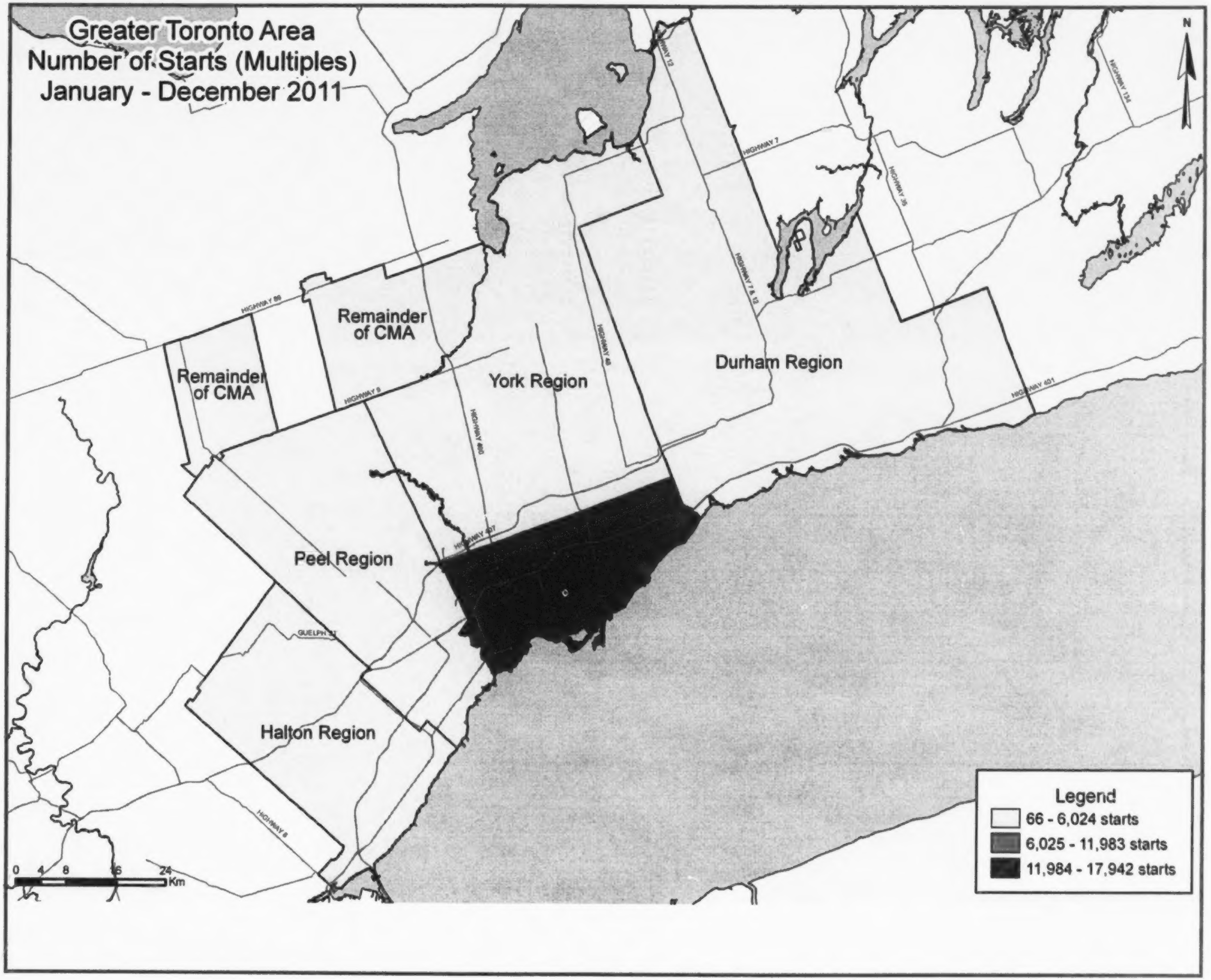
Source: Toronto Real Estate Board

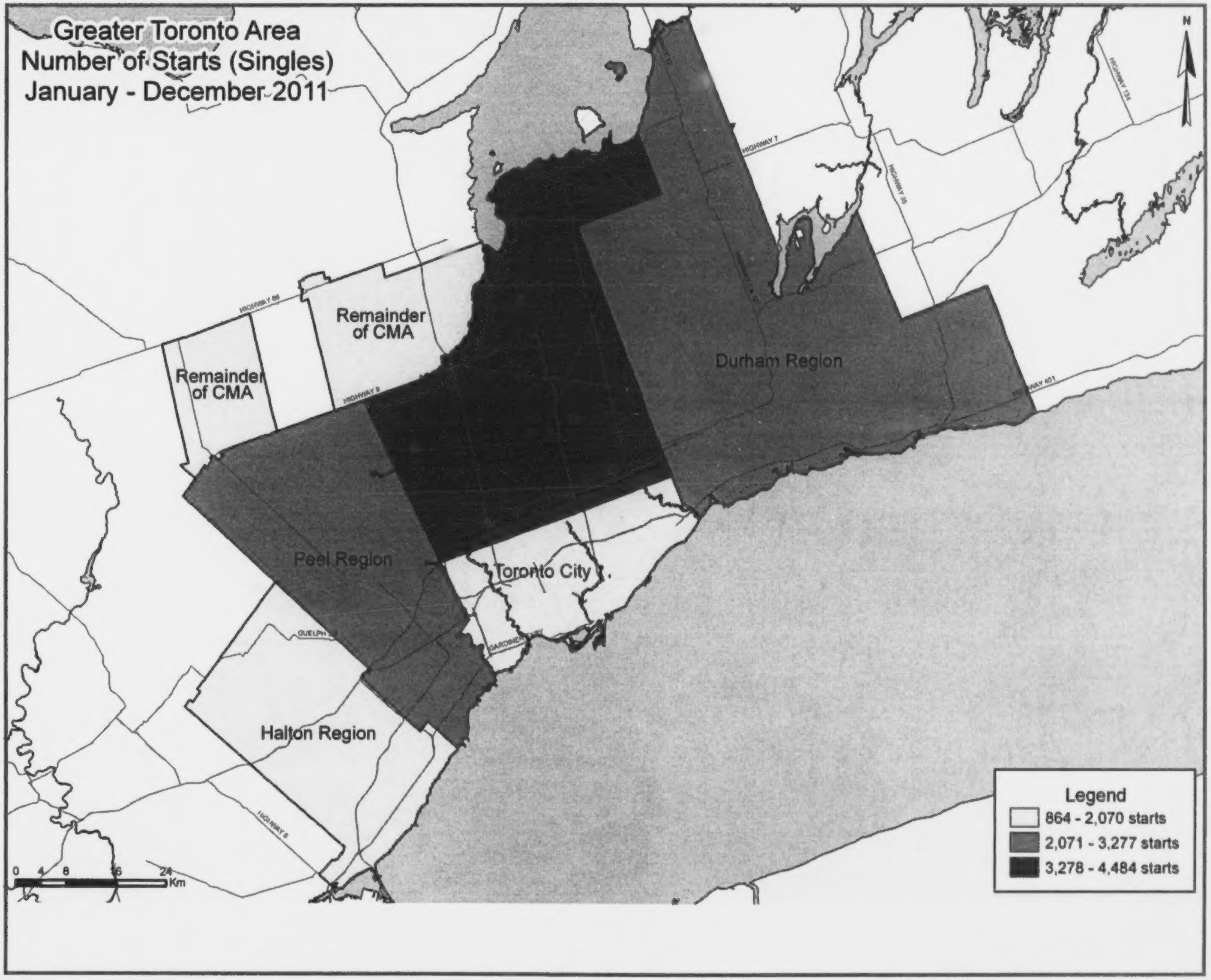

Greater Toronto Area
Number of Starts (Multiples)
December 2011
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
2 - 565 starts
566 - 1,128 starts
1,129 - 1,691 starts
0 4 8 16 24
Km


Greater Toronto Area
Number of Starts (Singles)
December 2011
Remainder of CMA
Remainder of CMA
Durham Region
Toronto City
Halton Region
HIGHWAY 7
HIGHWAY 401
Legend
97 - 171 starts
172 - 245 starts
246 - 320 starts
0 4 8 16 24
Km
N

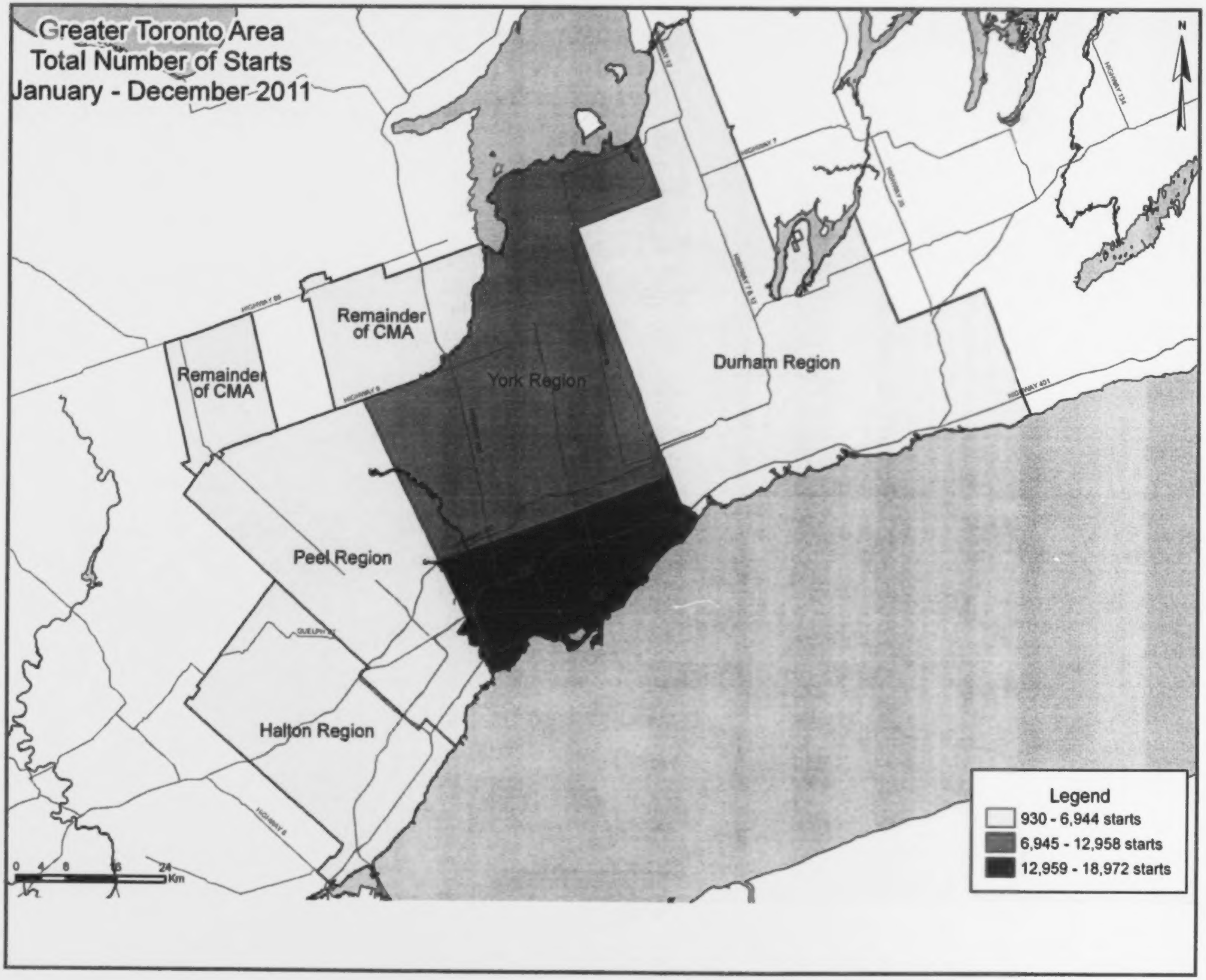


Greater Toronto Area
Total Number of Starts
December 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
158 - 701 starts
702 - 1,244 starts
1,245 - 1,788 starts
0 4 8 16 24 Km
N


Greater Toronto Area
Number of Starts (Multiples)
January - December 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
66 - 6,024 starts
6,025 - 11,983 starts
11,984 - 17,942 starts
0 4 8 16 24 Km
N



Greater Toronto Area
Number of Starts (Singles)
January - December 2011
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
Legend
864 - 2,070 starts
2,071 - 3,277 starts
3,278 - 4,484 starts
HIGHWAY 7
HIGHWAY 9
0 4 8 16 24 Km
N


Greater Toronto Area
Total Number of Starts
January - December 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
930 - 6,944 starts
6,945 - 12,958 starts
12,959 - 18,972 starts
0 4 8 16 24 Km
N

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA December 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2011	1,074	208	175	0	60	1,648	0	200	3,365
December 2010	759	120	248	0	46	400	0	0	1,573
% Change	41.5	73.3	-29.4	n/a	30.4	**	n/a	n/a	113.9
Year-to-date 2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
Year-to-date 2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
UNDER CONSTRUCTION									
December 2011	8,851	1,704	3,332	24	1,021	33,934	16	3,707	52,589
December 2010	6,699	1,224	3,171	42	1,175	31,613	40	2,559	46,552
% Change	32.1	39.2	5.1	-42.9	-13.1	7.3	-60.0	44.9	13.0
COMPLETIONS									
December 2011	802	132	118	1	53	682	0	1	1,789
December 2010	646	80	215	7	93	552	4	148	1,745
% Change	24.1	65.0	-45.1	-85.7	-43.0	23.6	-100.0	-99.3	2.5
Year-to-date 2011	9,044	1,502	3,157	62	1,232	17,878	16	911	33,831
Year-to-date 2010	9,708	1,754	2,401	96	1,029	14,948	4	1,453	31,393
% Change	-6.8	-14.4	31.5	-35.4	19.7	19.6	**	-37.3	7.8
COMPLETED & NOT ABSORBED									
December 2011	87	25	61	0	19	848	13	365	1,418
December 2010	179	23	44	0	18	768	13	621	1,666
% Change	-51.4	8.7	38.6	n/a	5.6	10.4	0.0	-41.2	-14.9
ABSORBED									
December 2011	814	120	124	1	47	753	0	0	1,859
December 2010	653	84	223	7	93	529	4	91	1,684
% Change	24.7	42.9	-44.4	-85.7	-49.5	42.3	-100.0	-100.0	10.4
Year-to-date 2011	9,147	1,500	3,138	63	1,219	17,087	16	607	32,777
Year-to-date 2010	9,965	1,768	2,495	103	1,030	14,475	7	284	30,127
% Change	-8.2	-15.2	25.8	-38.8	18.3	18.0	128.6	113.7	8.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2011	87	0	0	0	0	30	0	0	117
December 2010	109	2	0	0	4	0	0	0	115
% Change	-20.2	-100.0	n/a	n/a	-100.0	n/a	n/a	n/a	1.7
Year-to-date 2011	1,384	40	199	0	152	30	10	44	1,859
Year-to-date 2010	1,540	16	231	0	89	0	0	12	1,888
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
UNDER CONSTRUCTION									
December 2011	790	0	201	0	108	36	46	50	1,231
December 2010	823	16	181	0	136	12	0	54	1,222
% Change	-4.0	-100.0	11.0	n/a	-20.6	200.0	n/a	-7.4	0.7
COMPLETIONS									
December 2011	141	0	13	0	0	0	0	0	154
December 2010	140	0	26	0	4	0	0	0	170
% Change	0.7	n/a	-50.0	n/a	-100.0	n/a	n/a	n/a	-9.4
Year-to-date 2011	1,409	46	173	0	150	6	0	54	1,838
Year-to-date 2010	1,366	4	114	0	67	6	3	0	1,560
% Change	3.1	**	51.8	n/a	123.9	0.0	-100.0	n/a	17.8
COMPLETED & NOT ABSORBED									
December 2011	11	0	1	0	3	10	0	5	30
December 2010	11	0	2	0	3	15	0	0	31
% Change	0.0	n/a	-50.0	n/a	0.0	-33.3	n/a	n/a	-3.2
ABSORBED									
December 2011	142	0	13	0	3	0	0	0	158
December 2010	141	0	27	0	4	0	0	0	172
% Change	0.7	n/a	-51.9	n/a	-25.0	n/a	n/a	n/a	-8.1
Year-to-date 2011	1,427	46	174	0	150	11	0	7	1,815
Year-to-date 2010	1,373	4	119	0	77	52	3	0	1,628
% Change	3.9	**	46.2	n/a	94.8	-78.8	-100.0	n/a	11.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2011	1,021	206	206	0	60	1,678	0	200	3,371
December 2010	888	122	212	0	65	400	0	0	1,687
% Change	15.0	68.9	-2.8	n/a	-7.7	**	n/a	n/a	99.8
Year-to-date 2011	12,137	1,984	4,576	16	1,216	19,375	22	1,966	41,292
Year-to-date 2010	11,103	1,760	3,587	25	1,519	12,021	28	1,322	31,365
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
UNDER CONSTRUCTION									
December 2011	9,404	1,660	3,549	14	1,154	34,199	62	3,832	53,874
December 2010	7,424	1,246	3,363	23	1,335	32,161	40	2,613	48,234
% Change	26.7	33.2	5.5	-39.1	-13.6	6.3	55.0	46.7	11.7
COMPLETIONS									
December 2011	863	124	131	1	57	747	0	1	1,924
December 2010	742	100	219	5	105	552	4	148	1,875
% Change	16.3	24.0	-40.2	-80.0	-45.7	35.3	-100.0	-99.3	2.6
Year-to-date 2011	10,141	1,550	3,406	26	1,408	18,038	16	1,149	35,763
Year-to-date 2010	10,801	1,920	2,443	42	1,176	15,120	7	1,687	33,196
% Change	-6.1	-19.3	39.4	-38.1	19.7	19.3	128.6	-31.9	7.7
COMPLETED & NOT ABSORBED									
December 2011	100	25	62	0	25	892	13	387	1,504
December 2010	190	23	61	0	24	779	13	803	1,893
% Change	-47.4	8.7	1.6	n/a	4.2	14.5	0.0	-51.8	-20.5
ABSORBED									
December 2011	874	112	137	1	54	783	0	0	1,961
December 2010	738	104	220	5	107	528	4	91	1,797
% Change	18.4	7.7	-37.7	-80.0	-49.5	48.3	-100.0	-100.0	9.1
Year-to-date 2011	10,242	1,548	3,403	26	1,395	17,214	16	963	34,807
Year-to-date 2010	10,991	1,934	2,523	47	1,189	14,710	10	284	31,688
% Change	-6.8	-20.0	34.9	-44.7	17.3	17.0	60.0	**	9.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
December 2011	97	30	7	0	6	1,648	0	0	1,788
December 2010	71	0	43	0	18	400	0	0	532
York Region									
December 2011	320	66	57	0	54	0	0	0	497
December 2010	382	76	53	0	7	0	0	0	518
Peel Region									
December 2011	257	94	68	0	0	0	0	200	619
December 2010	244	24	72	0	6	0	0	0	346
Halton Region									
December 2011	231	10	68	0	0	0	0	0	309
December 2010	58	0	23	0	30	0	0	0	111
Durham Region									
December 2011	116	6	6	0	0	30	0	0	158
December 2010	133	22	21	0	4	0	0	0	180
Toronto CMA									
December 2011	1,074	208	175	0	60	1,648	0	200	3,365
December 2010	759	120	248	0	46	400	0	0	1,573
Oshawa CMA									
December 2011	87	0	0	0	0	30	0	0	117
December 2010	109	2	0	0	4	0	0	0	115
Greater Toronto Area									
December 2011	1,021	206	206	0	60	1,678	0	200	3,371
December 2010	888	122	212	0	65	400	0	0	1,687

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket December 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
December 2011	1,183	250	1,221	0	75	27,504	0	3,335	33,568
December 2010	1,026	122	1,143	0	153	26,304	20	2,508	31,305
York Region									
December 2011	2,900	292	764	4	299	2,791	8	92	7,150
December 2010	2,455	314	564	0	234	1,734	12	25	5,338
Peel Region									
December 2011	2,554	902	687	10	407	2,485	8	200	7,253
December 2010	2,210	556	559	23	579	2,859	8	26	6,820
Halton Region									
December 2011	1,400	132	426	0	221	1,148	0	155	3,482
December 2010	685	180	663	0	233	1,252	0	0	3,013
Durham Region									
December 2011	1,367	84	451	0	152	271	46	50	2,421
December 2010	1,048	74	434	0	136	12	0	54	1,758
Toronto CMA									
December 2011	8,851	1,704	3,332	24	1,021	33,934	16	3,707	52,589
December 2010	6,699	1,224	3,171	42	1,175	31,613	40	2,559	46,552
Oshawa CMA									
December 2011	790	0	201	0	108	36	46	50	1,231
December 2010	823	16	181	0	136	12	0	54	1,222
Greater Toronto Area									
December 2011	9,404	1,660	3,549	14	1,154	34,199	62	3,832	53,874
December 2010	7,424	1,246	3,363	23	1,335	32,161	40	2,613	48,234

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket December 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
December 2011	101	6	33	0	0	682	0	0	822
December 2010	85	2	4	0	0	417	0	148	656
York Region									
December 2011	347	34	58	0	11	0	0	1	451
December 2010	310	44	76	0	0	105	4	0	539
Peel Region									
December 2011	123	72	0	1	0	0	0	0	196
December 2010	78	32	56	5	85	30	0	0	286
Halton Region									
December 2011	114	8	21	0	32	65	0	0	240
December 2010	99	22	38	0	8	0	0	0	167
Durham Region									
December 2011	178	4	19	0	14	0	0	0	215
December 2010	170	0	45	0	12	0	0	0	227
Toronto CMA									
December 2011	802	132	118	1	53	682	0	1	1,789
December 2010	646	80	215	7	93	552	4	148	1,745
Oshawa CMA									
December 2011	141	0	13	0	0	0	0	0	154
December 2010	140	0	26	0	4	0	0	0	170
Greater Toronto Area									
December 2011	863	124	131	1	57	747	0	1	1,924
December 2010	742	100	219	5	105	552	4	148	1,875

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
December 2011	52	7	40	0	8	662	11	167	947
December 2010	46	5	26	0	9	654	11	424	1,175
York Region									
December 2011	12	0	9	0	9	111	2	1	144
December 2010	19	11	8	0	2	42	2	0	84
Peel Region									
December 2011	17	18	3	0	2	74	0	197	311
December 2010	88	4	3	0	6	57	0	197	355
Halton Region									
December 2011	7	0	2	0	3	35	0	17	64
December 2010	20	0	20	0	3	11	0	182	236
Durham Region									
December 2011	12	0	8	0	3	10	0	5	38
December 2010	17	3	4	0	4	15	0	0	43
Toronto CMA									
December 2011	87	25	61	0	19	848	13	365	1,418
December 2010	179	23	44	0	18	768	13	621	1,666
Oshawa CMA									
December 2011	11	0	1	0	3	10	0	5	30
December 2010	11	0	2	0	3	15	0	0	31
Greater Toronto Area									
December 2011	100	25	62	0	25	892	13	387	1,504
December 2010	190	23	61	0	24	779	13	803	1,893

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket December 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
December 2011	100	8	40	0	0	740	0	0	888
December 2010	88	6	11	0	0	396	0	91	592
York Region									
December 2011	349	34	57	0	5	0	0	0	445
December 2010	309	44	76	0	0	102	4	0	535
Peel Region									
December 2011	134	58	0	1	0	13	0	0	206
December 2010	84	32	57	5	85	30	0	0	293
Halton Region									
December 2011	113	8	21	0	32	30	0	0	204
December 2010	96	22	38	0	10	0	0	0	166
Durham Region									
December 2011	178	4	19	0	17	0	0	0	218
December 2010	161	0	38	0	12	0	0	0	211
Toronto CMA									
December 2011	814	120	124	1	47	753	0	0	1,859
December 2010	653	84	223	7	93	529	4	91	1,684
Oshawa CMA									
December 2011	142	0	13	0	3	0	0	0	158
December 2010	141	0	27	0	4	0	0	0	172
Greater Toronto Area									
December 2011	874	112	137	1	54	783	0	0	1,961
December 2010	738	104	220	5	107	528	4	91	1,797

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2002 - 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2002 - 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2002 - 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type December 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	% Change
Toronto City	97	71	30	0	13	31	1,648	430	1,788	532	**
Toronto	19	4	2	0	0	5	297	400	318	409	-22.2
East York	8	2	2	0	0	0	0	0	10	2	**
Etobicoke	8	9	10	0	6	0	0	0	24	9	166.7
North York	27	25	0	0	7	0	1,351	0	1,385	25	**
Scarborough	33	28	16	0	0	26	0	30	49	84	-41.7
York	2	3	0	0	0	0	0	0	2	3	-33.3
York Region	330	382	66	76	111	50	0	0	497	518	-4.1
Aurora	8	12	0	0	0	0	0	0	8	12	-33.3
East Gwillimbury	11	6	2	0	0	4	0	0	13	10	30.0
Georgina Township	9	12	0	0	0	0	0	0	9	12	-25.0
King Township	17	0	0	0	0	8	0	0	17	8	112.5
Markham	59	22	58	64	21	30	0	0	138	116	19.0
Newmarket	10	3	0	0	0	0	0	0	10	3	**
Richmond Hill	66	188	0	0	16	13	0	0	82	201	-59.2
Vaughan	120	96	6	8	66	5	0	0	192	109	76.1
Whitchurch-Stouffville	20	43	0	4	8	0	0	0	28	47	-40.4
Peel Region	257	244	94	24	68	78	200	0	619	346	78.9
Brampton	174	209	50	8	68	57	200	0	492	274	79.6
Caledon	64	15	22	16	0	11	0	0	86	42	104.8
Mississauga	19	20	22	0	0	10	0	0	41	30	36.7
Halton Region	231	58	10	0	68	53	0	0	309	111	178.4
Burlington	29	30	0	0	31	23	0	0	60	53	13.2
Halton Hills	5	4	0	0	0	0	0	0	5	4	25.0
Milton	153	11	10	0	37	15	0	0	200	26	**
Oakville	44	13	0	0	0	15	0	0	44	28	57.1
Durham Region	116	133	6	22	6	25	30	0	158	180	-12.2
Ajax	21	19	6	20	6	21	0	0	33	60	-45.0
Brock	0	2	0	0	0	0	0	0	0	2	-100.0
Clarington	22	32	0	0	0	4	0	0	22	36	-38.9
Oshawa	19	30	0	2	0	0	0	0	19	32	-40.6
Pickering	3	1	0	0	0	0	0	0	3	1	200.0
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	5	1	0	0	0	0	0	0	5	1	**
Whitby	46	47	0	0	0	0	30	0	76	47	61.7
Remainder of Toronto CMA	169	13	2	0	0	0	0	44	171	57	200.0
Bradford West Gwillimbury	123	7	0	0	0	0	0	0	123	7	**
Town of Mono	3	0	0	0	0	0	0	0	3	0	n/a
New Tecumseth	37	5	2	0	0	0	0	0	39	5	**
Orangeville	6	1	0	0	0	0	0	44	6	45	-86.7
Toronto CMA	1,871	759	208	120	235	220	1,848	474	3,365	1,573	113.9
Oshawa CMA	87	109	0	2	0	4	30	0	117	115	1.7
Greater Toronto Area (GTA)	1,021	888	206	122	266	247	1,878	430	3,271	1,687	93.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - December 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	1,030	931	208	114	491	785	17,249	11,595	18,972	13,425	41.3
Toronto	156	112	22	4	8	92	10,823	6,676	11,009	6,884	59.9
East York	57	52	2	2	0	0	384	0	443	54	**
Etobicoke	146	146	14	18	6	93	1,067	2,942	1,233	3,199	-61.5
North York	395	377	116	62	205	299	3,640	1,524	4,356	2,262	92.6
Scarborough	252	213	46	20	272	280	606	399	1,176	912	28.9
York	23	28	8	8	0	12	6	0	37	48	-22.9
York Region	4,484	4,635	682	592	1,591	1,111	2,516	800	9,273	7,138	29.9
Aurora	53	297	0	18	0	0	0	0	53	315	-83.2
East Gwillimbury	119	117	44	2	38	60	0	0	201	179	12.3
Georgina Township	160	126	0	0	13	17	0	0	173	143	21.0
King Township	89	230	2	16	36	36	137	0	264	282	-6.4
Markham	1,383	336	338	222	536	134	1,602	430	3,859	1,122	**
Newmarket	163	208	6	30	0	5	4	0	173	243	-28.8
Richmond Hill	658	957	8	10	366	231	148	186	1,180	1,384	-14.7
Vaughan	1,222	1,816	192	204	482	458	521	184	2,417	2,662	-9.2
Whitchurch-Stouffville	637	548	92	90	120	170	104	0	953	808	17.9
Peel Region	2,581	2,123	850	676	1,041	1,231	1,951	229	6,423	4,259	50.8
Brampton	2,052	1,652	658	450	496	763	249	26	3,455	2,891	19.5
Caledon	386	217	80	54	96	71	0	0	562	342	64.3
Mississauga	143	254	112	172	449	397	1,702	203	2,406	1,026	134.5
Halton Region	1,943	1,485	120	316	849	1,056	462	1,007	3,374	3,864	-12.7
Burlington	354	293	4	180	78	183	150	435	586	1,091	-46.3
Halton Hills	76	99	6	0	22	23	0	0	104	122	-14.8
Milton	1,041	793	78	134	436	449	312	240	1,867	1,616	15.5
Oakville	472	300	32	2	313	401	0	332	817	1,035	-21.1
Durham Region	2,115	1,954	134	60	692	645	309	12	3,250	2,679	21.3
Ajax	366	285	94	52	255	285	0	0	715	622	15.0
Brock	16	10	0	0	0	0	0	0	16	10	60.0
Clarington	524	489	0	0	125	111	0	12	649	612	6.0
Oshawa	340	622	40	8	77	16	44	0	501	646	-22.4
Pickering	280	63	0	0	76	40	235	0	591	103	**
Scugog	16	14	0	0	0	0	0	0	16	14	14.3
Uxbridge	53	42	0	0	0	0	0	0	53	42	26.2
Whitby	520	429	0	8	159	193	30	0	709	630	12.5
Remainder of Toronto CMA	864	665	60	84	6	40	0	44	930	833	11.6
Bradford West Gwillimbury	529	447	38	48	0	25	0	0	567	520	9.0
Town of Mono	38	45	0	0	0	0	0	0	38	45	-15.6
New Tecumseth	253	69	20	14	6	0	0	0	279	83	**
Orangeville	44	104	2	22	0	15	0	44	46	185	-75.1
Toronto CMA	11,247	9,936	2,010	1,654	4,231	4,365	22,257	13,240	39,745	29,195	36.1
Oshawa CMA	1,384	1,540	40	16	361	320	74	12	1,859	1,888	-1.5
Greater Toronto Area (GTA)	12,153	11,128	1,994	1,766	4,664	4,828	22,481	13,643	41,292	31,365	31.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market December 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Toronto City	13	31	0	0	1,648	430	0	0
Toronto	0	5	0	0	297	400	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	6	0	0	0	0	0	0	0
North York	7	0	0	0	1,351	0	0	0
Scarborough	0	26	0	0	0	30	0	0
York	0	0	0	0	0	0	0	0
York Region	111	60	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	4	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	8	0	0	0	0	0	0
Markham	21	30	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	16	13	0	0	0	0	0	0
Vaughan	66	5	0	0	0	0	0	0
Whitchurch-Stouffville	8	0	0	0	0	0	0	0
Peel Region	68	78	0	0	0	0	200	0
Brampton	68	57	0	0	0	0	200	0
Caledon	0	11	0	0	0	0	0	0
Mississauga	0	10	0	0	0	0	0	0
Halton Region	68	53	0	0	0	0	0	0
Burlington	31	23	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	37	15	0	0	0	0	0	0
Oakville	0	15	0	0	0	0	0	0
Durham Region	6	25	0	0	30	0	0	0
Ajax	6	21	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	4	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	30	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	44	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	44	0	0
Toronto CMA	235	220	0	0	1,648	474	200	0
Oshawa CMA	0	4	0	0	30	0	0	0
Greater Toronto Area (GTA)	266	247	0	0	1,678	430	200	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - December 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	491	773	0	12	15,619	10,336	1,624	1,259
Toronto	8	92	0	0	10,022	6,298	801	378
East York	0	0	0	0	384	0	0	0
Etobicoke	6	93	0	0	831	2,441	236	501
North York	205	299	0	0	3,269	1,297	371	227
Scarborough	272	280	0	0	396	246	210	153
York	0	0	0	12	0	0	6	0
York Region	1,579	1,103	12	8	2,418	775	98	25
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	38	60	0	0	0	0	0	0
Georgina Township	13	17	0	0	0	0	0	0
King Township	36	36	0	0	137	0	0	0
Markham	536	134	0	0	1,592	430	10	0
Newmarket	0	5	0	0	0	0	4	0
Richmond Hill	366	231	0	0	148	161	0	25
Vaughan	482	458	0	0	437	184	84	0
Whitchurch-Stouffville	108	162	12	8	104	0	0	0
Peel Region	1,041	1,223	0	8	1,751	203	200	26
Brampton	496	755	0	8	49	0	200	26
Caledon	96	71	0	0	0	0	0	0
Mississauga	449	397	0	0	1,702	203	0	0
Halton Region	849	1,056	0	0	462	1,007	0	0
Burlington	78	183	0	0	150	435	0	0
Halton Hills	22	23	0	0	0	0	0	0
Milton	436	449	0	0	312	240	0	0
Oakville	313	401	0	0	0	332	0	0
Durham Region	682	645	10	0	265	0	44	12
Ajax	255	285	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	125	111	0	0	0	0	0	12
Oshawa	67	16	10	0	0	0	44	0
Pickering	76	40	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	159	193	0	0	30	0	0	0
Remainder of Toronto CMA	6	40	0	0	0	44	0	0
Bradford West Gwillimbury	0	25	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	0	0	0	0	0	0	0
Orangeville	0	15	0	0	0	44	0	0
Toronto CMA	4,297	4,520	12	28	20,485	12,365	1,922	1,310
Oshawa CMA	351	320	10	0	30	0	44	12
Greater Toronto Area (GTA)	4,642	4,800	22	28	20,515	12,321	1,966	1,322

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Toronto City	134	114	1,654	418	0	0	1,788	532
Toronto	21	9	297	400	0	0	318	409
East York	10	2	0	0	0	0	10	2
Etobicoke	18	9	6	0	0	0	24	9
North York	34	25	1,351	0	0	0	1,385	25
Scarborough	49	66	0	18	0	0	49	84
York	2	3	0	0	0	0	2	3
York Region	443	511	54	7	0	0	497	518
Aurora	8	12	0	0	0	0	8	12
East Gwillimbury	13	10	0	0	0	0	13	10
Georgina Township	9	12	0	0	0	0	9	12
King Township	17	8	0	0	0	0	17	8
Markham	138	116	0	0	0	0	138	116
Newmarket	10	3	0	0	0	0	10	3
Richmond Hill	82	194	0	7	0	0	82	201
Vaughan	138	109	54	0	0	0	192	109
Whitchurch-Stouffville	28	47	0	0	0	0	28	47
Peel Region	419	340	0	6	200	0	619	346
Brampton	292	268	0	6	200	0	492	274
Caledon	86	42	0	0	0	0	86	42
Mississauga	41	30	0	0	0	0	41	30
Halton Region	309	81	0	30	0	0	309	111
Burlington	60	38	0	15	0	0	60	53
Halton Hills	5	4	0	0	0	0	5	4
Milton	200	26	0	0	0	0	200	26
Oakville	44	13	0	15	0	0	44	28
Durham Region	128	176	30	4	0	0	158	180
Ajax	33	60	0	0	0	0	33	60
Brock	0	2	0	0	0	0	0	2
Clarington	22	32	0	4	0	0	22	36
Oshawa	19	32	0	0	0	0	19	32
Pickering	3	1	0	0	0	0	3	1
Scugog	0	1	0	0	0	0	0	1
Uxbridge	5	1	0	0	0	0	5	1
Whitby	46	47	30	0	0	0	76	47
Remainder of Toronto CMA	171	57	0	0	0	0	171	57
Bradford West Gwillimbury	123	7	0	0	0	0	123	7
Town of Mono	3	0	0	0	0	0	3	0
New Tecumseth	39	5	0	0	0	0	39	5
Orangeville	6	45	0	0	0	0	6	45
Toronto CMA	1,457	1,127	1,708	446	200	0	3,365	1,573
Oshawa CMA	87	111	30	4	0	0	117	115
Greater Toronto Area (GTA)	1,433	1,222	1,738	465	200	0	3,371	1,687

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - December 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	2,415	1,909	14,933	10,245	1,624	1,271	18,972	13,425
Toronto	899	278	9,309	6,228	801	378	11,009	6,884
East York	59	54	384	0	0	0	443	54
Etobicoke	160	267	837	2,431	236	501	1,233	3,199
North York	716	798	3,269	1,237	371	227	4,356	2,262
Scarborough	549	464	417	295	210	153	1,176	912
York	31	36	0	0	6	12	37	48
York Region	6,455	6,045	2,708	1,060	110	33	9,273	7,138
Aurora	50	315	3	0	0	0	53	315
East Gwillimbury	201	179	0	0	0	0	201	179
Georgina Township	173	143	0	0	0	0	173	143
King Township	127	282	137	0	0	0	264	282
Markham	2,211	683	1,638	439	10	0	3,859	1,122
Newmarket	169	238	0	5	4	0	173	243
Richmond Hill	878	1,125	302	234	0	25	1,180	1,384
Vaughan	1,809	2,335	524	327	84	0	2,417	2,662
Whitchurch-Stouffville	837	745	104	55	12	8	953	808
Peel Region	4,218	3,343	2,005	882	200	34	6,423	4,259
Brampton	3,187	2,439	68	418	200	34	3,455	2,891
Caledon	562	330	0	12	0	0	562	342
Mississauga	469	574	1,937	452	0	0	2,406	1,026
Halton Region	2,660	2,583	714	1,281	0	0	3,374	3,864
Burlington	401	584	185	507	0	0	586	1,091
Halton Hills	87	122	17	0	0	0	104	122
Milton	1,489	1,416	378	200	0	0	1,867	1,616
Oakville	683	461	134	574	0	0	817	1,035
Durham Region	2,949	2,570	247	97	54	12	3,250	2,679
Ajax	650	614	65	8	0	0	715	622
Brock	16	10	0	0	0	0	16	10
Clarington	600	552	49	48	0	12	649	612
Oshawa	380	638	67	8	54	0	501	646
Pickering	591	103	0	0	0	0	591	103
Scugog	16	14	0	0	0	0	16	14
Uxbridge	53	42	0	0	0	0	53	42
Whitby	643	597	66	33	0	0	709	630
Remainder of Toronto CMA	898	795	32	38	0	0	930	833
Bradford West Gwillimbury	567	520	0	0	0	0	567	520
Town of Mono	18	32	20	13	0	0	38	45
New Tecumseth	267	58	12	25	0	0	279	83
Orangeville	46	185	0	0	0	0	46	185
Toronto CMA	17,539	14,850	20,272	13,007	1,934	1,338	39,745	29,195
Oshawa CMA	1,623	1,787	182	89	54	12	1,859	1,888
Greater Toronto Area (GTA)	18,697	16,450	20,607	13,565	1,988	1,350	41,292	31,365

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	% Change
Toronto City	101	85	6	2	5	0	710	569	822	656	25.3
Toronto	21	14	2	0	0	0	710	421	733	435	68.5
East York	13	2	0	0	0	0	0	0	13	2	**
Etobicoke	9	14	0	0	0	0	0	0	9	14	-35.7
North York	37	39	0	0	0	0	0	148	37	187	-80.2
Scarborough	21	13	0	0	5	0	0	0	26	13	100.0
York	0	3	4	2	0	0	0	0	4	5	-20.0
York Region	347	310	34	44	69	80	1	105	451	539	-16.3
Aurora	2	9	0	0	0	0	0	0	2	9	-77.8
East Gwillimbury	27	10	0	2	0	12	0	0	27	24	12.5
Georgina Township	20	21	0	0	0	0	0	0	20	21	-4.8
King Township	16	33	2	0	0	0	0	0	18	33	-45.5
Markham	121	26	8	28	0	0	1	0	130	54	140.7
Newmarket	1	18	0	0	0	0	0	0	1	18	-94.4
Richmond Hill	43	78	6	2	25	12	0	0	74	92	-19.6
Vaughan	85	77	14	4	44	47	0	105	143	233	-38.6
Whitchurch-Stouffville	32	38	4	8	0	9	0	0	36	55	-34.5
Peel Region	124	83	72	32	0	141	0	30	196	286	-31.5
Brampton	113	43	50	10	0	117	0	30	163	200	-18.5
Caledon	0	28	0	8	0	0	0	0	0	36	-100.0
Mississauga	11	12	22	14	0	24	0	0	33	50	-34.0
Halton Region	114	99	8	22	53	46	65	0	240	167	43.7
Burlington	42	24	0	22	4	8	65	0	111	54	105.6
Halton Hills	18	7	2	0	0	0	0	0	20	7	185.7
Milton	51	18	6	0	15	38	0	0	72	56	28.6
Oakville	3	50	0	0	34	0	0	0	37	50	-26.0
Durham Region	178	170	4	0	33	57	0	0	215	227	-5.3
Ajax	16	6	4	0	20	19	0	0	40	25	60.0
Brock	0	9	0	0	0	8	0	0	0	17	-100.0
Clarington	54	58	0	0	6	13	0	0	60	71	-15.5
Oshawa	25	56	0	0	0	4	0	0	25	60	-58.3
Pickering	8	6	0	0	0	0	0	0	8	6	33.3
Scugog	1	3	0	0	0	0	0	0	1	3	-66.7
Uxbridge	12	6	0	0	0	0	0	0	12	6	100.0
Whitby	62	26	0	0	7	13	0	0	69	39	76.9
Remainder of Toronto CMA	123	82	8	2	0	30	0	0	131	114	14.9
Bradford West Gwillimbury	77	74	8	0	0	19	0	0	85	93	-8.6
Town of Mono	0	4	0	0	0	0	0	0	0	4	-100.0
New Tecumseth	46	1	0	0	0	8	0	0	46	9	**
Orangeville	0	3	0	2	0	3	0	0	0	8	-100.0
Toronto CMA	803	653	132	80	143	308	711	704	1,789	1,745	2.5
Oshawa CMA	141	140	0	0	13	30	0	0	154	170	-9.4
Greater Toronto Area (GTA)	864	747	124	100	160	224	775	704	1,924	1,875	2.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	865	849	82	166	558	230	15,345	11,843	16,850	13,088	28.7
Toronto	131	92	24	2	51	45	7,607	9,443	7,813	9,582	-18.5
East York	51	38	2	4	0	18	44	198	97	258	-62.4
Etobicoke	128	111	16	12	0	4	1,016	127	1,160	254	**
North York	341	354	2	108	61	56	4,094	1,742	4,498	2,260	99.0
Scarborough	190	228	30	26	446	72	2,564	329	3,230	655	**
York	24	21	8	14	0	35	20	4	52	74	-29.7
York Region	4,039	5,029	692	832	1,302	1,303	1,417	2,365	7,450	9,525	-21.8
Aurora	105	305	8	88	0	0	153	0	266	393	-32.3
East Gwillimbury	117	70	16	26	46	70	0	0	179	166	7.8
Georgina Township	127	109	0	0	17	25	0	0	144	134	7.5
King Township	156	166	2	16	36	0	0	0	194	182	6.6
Markham	763	484	282	160	374	124	883	942	2,302	1,710	34.6
Newmarket	184	274	6	42	0	79	0	0	190	395	-51.9
Richmond Hill	786	751	22	42	266	231	25	456	1,099	1,480	-25.7
Vaughan	1,279	2,224	256	278	401	513	356	967	2,292	3,982	-42.4
Whitchurch-Stouffville	522	646	100	180	162	261	0	0	784	1,087	-27.9
Peel Region	2,250	1,173	498	482	1,271	791	1,971	2,094	5,990	4,540	31.9
Brampton	1,875	716	370	160	809	258	424	937	3,478	2,071	67.9
Caledon	164	195	30	52	67	64	0	0	261	311	-16.1
Mississauga	211	262	98	270	395	469	1,547	1,157	2,251	2,158	4.3
Halton Region	1,225	1,762	164	376	1,018	736	491	559	2,898	3,433	-15.6
Burlington	287	246	60	220	140	139	382	488	869	1,093	-20.5
Halton Hills	88	90	2	0	24	40	53	0	167	130	28.5
Milton	659	1,108	102	156	476	292	56	71	1,293	1,627	-20.5
Oakville	191	318	0	0	378	265	0	0	569	583	-2.4
Durham Region	1,788	2,030	114	74	613	496	60	6	2,575	2,606	-1.2
Ajax	261	469	68	70	241	290	0	0	570	829	-31.2
Brock	7	63	0	0	0	8	0	0	7	71	-90.1
Clarington	502	421	0	2	93	37	14	6	609	466	30.7
Oshawa	436	541	38	2	63	81	46	0	583	624	-6.6
Pickering	57	75	0	0	49	8	0	0	106	83	27.7
Scugog	10	16	0	0	0	0	0	0	10	16	-37.5
Uxbridge	44	41	0	0	0	6	0	0	44	47	-6.4
Whitby	471	404	8	0	167	66	0	0	646	470	37.4
Remainder of Toronto CMA	652	652	70	78	26	119	44	88	792	937	-15.5
Bradford West Gwillimbury	463	385	56	20	23	68	0	0	542	473	14.6
Town of Mono	34	55	0	0	0	0	0	0	34	55	-38.2
New Tecumseth	134	110	12	28	0	8	0	0	146	146	0.0
Orangeville	21	102	2	30	3	43	44	88	70	263	-73.4
Toronto CMA	9,106	9,804	1,514	1,784	4,325	3,344	18,886	16,461	33,831	31,393	7.8
Oshawa CMA	1,409	1,366	46	4	323	184	60	6	1,838	1,560	17.8
Greater Toronto Area (GTA)	10,167	10,843	1,550	1,930	4,762	3,556	19,284	16,867	35,763	33,196	7.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market December 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Toronto City	5	0	0	0	710	421	0	148
Toronto	0	0	0	0	710	421	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	148
Scarborough	5	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	69	76	0	4	0	105	1	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	12	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	0	0	0	0	0	1	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	25	12	0	0	0	0	0	0
Vaughan	44	47	0	0	0	105	0	0
Whitchurch-Stouffville	0	5	0	4	0	0	0	0
Peel Region	0	141	0	0	0	30	0	0
Brampton	0	117	0	0	0	30	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	24	0	0	0	0	0	0
Halton Region	53	46	0	0	65	0	0	0
Burlington	4	8	0	0	65	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	15	38	0	0	0	0	0	0
Oakville	34	0	0	0	0	0	0	0
Durham Region	33	57	0	0	0	0	0	0
Ajax	20	19	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	6	13	0	0	0	0	0	0
Oshawa	0	4	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	7	13	0	0	0	0	0	0
Remainder of Toronto CMA	0	30	0	0	0	0	0	0
Bradford West Gwillimbury	0	19	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	8	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	143	304	0	4	710	556	1	148
Oshawa CMA	13	30	0	0	0	0	0	0
Greater Toronto Area (GTA)	160	320	0	4	775	556	1	148

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	558	230	0	0	14,512	10,964	804	879
Toronto	51	45	0	0	7,182	8,868	396	575
East York	0	18	0	0	0	198	44	0
Etobicoke	0	4	0	0	1,004	127	12	0
North York	61	56	0	0	3,762	1,438	332	304
Scarborough	446	72	0	0	2,564	329	0	0
York	0	35	0	0	0	4	20	0
York Region	1,286	1,299	16	4	1,389	2,245	28	120
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	46	70	0	0	0	0	0	0
Georgina Township	17	25	0	0	0	0	0	0
King Township	36	0	0	0	0	0	0	0
Markham	374	124	0	0	880	822	3	120
Newmarket	0	79	0	0	0	0	0	0
Richmond Hill	266	231	0	0	0	456	25	0
Vaughan	401	513	0	0	356	967	0	0
Whitchurch-Stouffville	146	257	16	4	0	0	0	0
Peel Region	1,271	791	0	0	1,945	1,670	26	424
Brampton	809	258	0	0	398	707	26	230
Caledon	67	64	0	0	0	0	0	0
Mississauga	395	469	0	0	1,547	963	0	194
Halton Region	1,018	736	0	0	254	295	237	264
Burlington	140	139	0	0	198	224	184	264
Halton Hills	24	40	0	0	0	0	53	0
Milton	476	292	0	0	56	71	0	0
Oakville	378	265	0	0	0	0	0	0
Durham Region	613	493	0	3	6	6	54	0
Ajax	241	290	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	93	37	0	0	6	6	8	0
Oshawa	63	78	0	3	0	0	46	0
Pickering	49	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	167	66	0	0	0	0	0	0
Remainder of Toronto CMA	26	119	0	0	44	58	0	30
Bradford West Gwillimbury	23	68	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	8	0	0	0	0	0	0
Orangeville	3	43	0	0	44	58	0	30
Toronto CMA	4,309	3,340	16	4	17,946	15,000	911	1,453
Oshawa CMA	323	181	0	3	6	6	54	0
Greater Toronto Area (GTA)	4,746	3,549	16	7	18,106	15,180	1,149	1,687

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Toronto City	140	91	682	417	0	148	822	656
Toronto	51	18	682	417	0	0	733	435
East York	13	2	0	0	0	0	13	2
Etobicoke	9	14	0	0	0	0	9	14
North York	37	39	0	0	0	148	37	187
Scarborough	26	13	0	0	0	0	26	13
York	4	5	0	0	0	0	4	5
York Region	439	430	11	105	1	4	451	539
Aurora	2	9	0	0	0	0	2	9
East Gwillimbury	27	24	0	0	0	0	27	24
Georgina Township	20	21	0	0	0	0	20	21
King Township	18	33	0	0	0	0	18	33
Markham	129	54	0	0	1	0	130	54
Newmarket	1	18	0	0	0	0	1	18
Richmond Hill	74	92	0	0	0	0	74	92
Vaughan	132	128	11	105	0	0	143	233
Whitchurch-Stouffville	36	51	0	0	0	4	36	55
Peel Region	195	166	1	120	0	0	196	286
Brampton	163	104	0	96	0	0	163	200
Caledon	0	36	0	0	0	0	0	36
Mississauga	32	26	1	24	0	0	33	50
Halton Region	143	159	97	8	0	0	240	167
Burlington	42	46	69	8	0	0	111	54
Halton Hills	20	7	0	0	0	0	20	7
Milton	72	56	0	0	0	0	72	56
Oakville	9	50	28	0	0	0	37	50
Durham Region	201	215	14	12	0	0	215	227
Ajax	26	17	14	8	0	0	40	25
Brock	0	17	0	0	0	0	0	17
Clarington	60	71	0	0	0	0	60	71
Oshawa	25	56	0	4	0	0	25	60
Pickering	8	6	0	0	0	0	8	6
Scugog	1	3	0	0	0	0	1	3
Uxbridge	12	6	0	0	0	0	12	6
Whitby	69	39	0	0	0	0	69	39
Remainder of Toronto CMA	131	112	0	2	0	0	131	114
Bradford West Gwillimbury	85	93	0	0	0	0	85	93
Town of Mono	0	2	0	2	0	0	0	4
New Tecumseth	46	9	0	0	0	0	46	9
Orangeville	0	8	0	0	0	0	0	8
Toronto CMA	1,052	941	736	652	1	152	1,789	1,745
Oshawa CMA	154	166	0	4	0	0	154	170
Greater Toronto Area (GTA)	1,118	1,061	805	662	1	152	1,924	1,875

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - December 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	1,449	1,286	14,568	10,923	804	879	16,850	13,083
Toronto	234	192	7,154	8,815	396	575	7,813	9,582
East York	53	60	0	198	44	0	97	258
Etobicoke	184	127	964	127	12	0	1,160	254
North York	360	518	3,806	1,438	332	304	4,498	2,260
Scarborough	586	310	2,644	345	0	0	3,230	655
York	32	74	0	0	20	0	52	74
York Region	5,814	6,876	1,592	2,529	44	124	7,450	9,529
Aurora	113	393	153	0	0	0	266	393
East Gwillimbury	179	166	0	0	0	0	179	166
Georgina Township	144	134	0	0	0	0	144	134
King Township	194	182	0	0	0	0	194	182
Markham	1,392	768	907	822	3	120	2,302	1,710
Newmarket	190	395	0	0	0	0	190	395
Richmond Hill	966	1,008	108	472	25	0	1,099	1,480
Vaughan	1,868	2,953	424	1,029	0	0	2,292	3,982
Whitchurch-Stouffville	768	877	0	206	16	4	784	1,087
Peel Region	3,400	1,948	2,564	2,168	26	424	5,990	4,540
Brampton	2,690	974	762	867	26	230	3,478	2,071
Caledon	255	293	6	18	0	0	261	311
Mississauga	455	681	1,796	1,283	0	194	2,251	2,158
Halton Region	2,090	2,542	571	627	237	264	2,898	3,433
Burlington	449	503	236	326	184	264	869	1,093
Halton Hills	114	121	0	9	53	0	167	130
Milton	1,220	1,473	73	154	0	0	1,293	1,627
Oakville	307	445	262	138	0	0	569	583
Durham Region	2,344	2,512	177	91	54	3	2,575	2,606
Ajax	549	817	21	12	0	0	570	829
Brock	7	71	0	0	0	0	7	71
Clarington	541	460	60	6	8	0	609	466
Oshawa	474	573	63	48	46	3	583	624
Pickering	106	83	0	0	0	0	106	83
Scugog	10	16	0	0	0	0	10	16
Uxbridge	44	41	0	6	0	0	44	47
Whitby	613	451	33	19	0	0	646	470
Remainder of Toronto CMA	700	773	92	134	0	30	792	937
Bradford West Gwillimbury	542	473	0	0	0	0	542	473
Town of Mono	17	35	17	20	0	0	34	55
New Tecumseth	115	90	31	56	0	0	146	146
Orangeville	26	175	44	58	0	30	70	263
Toronto CMA	13,703	13,863	19,172	16,073	923	1,457	33,831	31,393
Oshawa CMA	1,628	1,484	156	73	54	3	1,838	1,560
Greater Toronto Area (GTA)	15,097	15,164	19,472	16,339	1,165	1,694	35,763	33,196

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range December 2011													
Submarket	**Price Ranges**										**Total**	**Median Price ($)**	**Average Price ($)**
	< $400,000		**$400,000 - $449,999**		**$450,000 - $499,999**		**$500,000 - $749,999**		**$750,000 +**				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
December 2011	2	2.0	0	0.0	0	0.0	19	19.0	79	79.0	100	1,195,000	1,353,415
December 2010	3	3.5	4	4.7	0	0.0	10	11.6	69	80.2	86	1,322,845	1,445,090
Year-to-date 2011	61	7.1	20	2.3	11	1.3	154	18.0	609	71.2	855	1,095,000	1,252,512
Year-to-date 2010	31	3.6	29	3.3	45	5.2	173	20.0	588	67.9	866	995,000	1,233,587
Toronto													
December 2011	0	0.0	0	0.0	0	0.0	1	4.8	20	95.2	21	1,195,000	1,883,952
December 2010	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,500,000	1,833,427
Year-to-date 2011	2	1.6	0	0.0	0	0.0	11	8.5	116	89.9	129	1,295,000	1,749,851
Year-to-date 2010	0	0.0	0	0.0	0	0.0	8	9.1	80	90.9	88	1,387,000	1,586,866
East York													
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,295,000	1,327,643
December 2010	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	1,295,645	1,327,429
Year-to-date 2011	1	1.9	0	0.0	1	1.9	4	7.5	47	88.7	53	1,189,000	1,170,758
Year-to-date 2010	0	0.0	0	0.0	0	0.0	6	12.5	42	87.5	48	1,024,500	1,131,148
Etobicoke													
December 2011	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	1,250,100	1,266,073
December 2010	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	1,670,000	1,807,808
Year-to-date 2011	0	0.0	0	0.0	0	0.0	26	20.6	100	79.4	126	1,479,900	1,424,480
Year-to-date 2010	2	1.7	0	0.0	0	0.0	8	6.6	111	91.7	121	1,499,900	1,620,667
North York													
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	36	100.0	36	1,409,459	1,488,898
December 2010	0	0.0	0	0.0	0	0.0	3	8.6	32	91.4	35	1,350,000	1,521,319
Year-to-date 2011	3	0.9	0	0.0	2	0.6	10	3.0	322	95.5	337	1,300,000	1,435,144
Year-to-date 2010	1	0.3	0	0.0	2	0.6	22	6.1	336	93.1	361	1,380,900	1,505,463
Scarborough													
December 2011	2	10.5	0	0.0	0	0.0	17	89.5	0	0.0	19	594,900	575,286
December 2010	3	30.0	4	40.0	0	0.0	3	30.0	0	0.0	10	422,945	437,563
Year-to-date 2011	55	29.6	20	10.8	8	4.3	86	46.2	17	9.1	186	516,990	539,902
Year-to-date 2010	27	12.2	29	13.1	43	19.5	115	52.0	7	3.2	221	512,990	517,660
York													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	17	70.8	7	29.2	24	635,450	815,298
Year-to-date 2010	1	4.5	0	0.0	0	0.0	11	50.0	10	45.5	22	724,500	760,970

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range December 2011													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
December 2011	28	8.1	47	13.5	51	14.7	170	49.0	51	14.7	347	570,990	593,781
December 2010	55	17.8	14	4.5	37	12.0	193	62.5	10	3.2	309	564,000	549,894
Year-to-date 2011	256	6.4	390	9.7	472	11.7	2,386	59.2	527	13.1	4,031	585,990	614,230
Year-to-date 2010	505	10.1	708	14.1	642	12.8	2,735	54.6	417	8.3	5,007	548,990	566,110
Aurora													
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
December 2010	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
Year-to-date 2011	1	0.9	5	4.5	5	4.5	65	58.6	35	31.5	111	618,990	757,807
Year-to-date 2010	1	0.3	18	6.0	42	14.0	171	57.0	68	22.7	300	575,990	657,317
East Gwillimbury													
December 2011	0	0.0	16	59.3	11	40.7	0	0.0	0	0.0	27	440,990	448,434
December 2010	10	100.0	0	0.0	0	0.0	0	0.0	0	0.0	10	382,490	385,990
Year-to-date 2011	16	13.7	62	53.0	26	22.2	12	10.3	1	0.9	117	439,990	453,057
Year-to-date 2010	43	61.4	18	25.7	5	7.1	1	1.4	3	4.3	70	389,990	423,842
Georgina Township													
December 2011	18	90.0	2	10.0	0	0.0	0	0.0	0	0.0	20	313,490	327,190
December 2010	21	100.0	0	0.0	0	0.0	0	0.0	0	0.0	21	349,990	337,609
Year-to-date 2011	99	78.0	6	4.7	1	0.8	9	7.1	12	9.4	127	329,990	403,533
Year-to-date 2010	96	88.1	0	0.0	1	0.9	5	4.6	7	6.4	109	324,990	390,067
King Township													
December 2011	0	0.0	0	0.0	0	0.0	2	14.3	12	85.7	14	793,990	829,769
December 2010	12	36.4	5	15.2	5	15.2	11	33.3	0	0.0	33	436,990	467,535
Year-to-date 2011	13	8.8	3	2.0	17	11.5	53	35.8	62	41.9	148	731,490	691,867
Year-to-date 2010	43	28.3	56	36.8	16	10.5	34	22.4	3	2.0	152	422,990	465,096
Markham													
December 2011	5	4.1	27	22.3	37	30.6	52	43.0	0	0.0	121	486,990	515,371
December 2010	0	0.0	1	3.8	3	11.5	21	80.8	1	3.8	26	532,990	588,476
Year-to-date 2011	43	5.6	95	12.5	176	23.1	408	53.5	41	5.4	763	548,900	564,458
Year-to-date 2010	7	1.4	54	11.1	87	17.9	307	63.3	30	6.2	485	539,990	580,844
Newmarket													
December 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
December 2010	3	15.0	3	15.0	2	10.0	12	60.0	0	0.0	20	505,900	494,955
Year-to-date 2011	16	8.7	79	42.9	25	13.6	63	34.2	1	0.5	184	445,990	480,031
Year-to-date 2010	68	24.7	80	29.1	49	17.8	76	27.6	2	0.7	275	447,900	464,330
Richmond Hill													
December 2011	0	0.0	0	0.0	0	0.0	40	93.0	3	7.0	43	677,900	700,592
December 2010	4	5.2	0	0.0	0	0.0	72	93.5	1	1.3	77	589,900	589,125
Year-to-date 2011	1	0.1	34	4.4	27	3.5	604	78.1	107	13.8	773	649,900	681,767
Year-to-date 2010	57	7.6	84	11.2	76	10.1	493	65.7	40	5.3	750	550,990	558,794
Vaughan													
December 2011	0	0.0	0	0.0	0	0.0	53	60.9	34	39.1	87	729,900	737,013
December 2010	0	0.0	0	0.0	2	2.6	68	88.3	7	9.1	77	653,900	660,296
Year-to-date 2011	1	0.1	34	2.6	76	5.9	913	71.1	260	20.2	1,284	625,445	679,904
Year-to-date 2010	17	0.8	184	8.2	192	8.6	1,580	70.8	259	11.6	2,232	600,900	621,175
Whitchurch-Stouffville													
December 2011	4	12.5	2	6.3	3	9.4	23	71.9	0	0.0	32	554,945	527,848
December 2010	5	12.2	5	12.2	25	61.0	5	12.2	1	2.4	41	488,990	486,171
Year-to-date 2011	66	12.6	72	13.7	119	22.7	259	49.4	8	1.5	524	504,900	507,983
Year-to-date 2010	173	27.3	214	33.8	174	27.4	68	10.7	5	0.8	634	435,900	440,815

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range December 2011													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
December 2011	13	9.6	13	9.6	19	14.1	73	54.1	17	12.6	135	543,900	610,206
December 2010	18	20.2	10	11.2	25	28.1	25	28.1	11	12.4	89	478,900	551,290
Year-to-date 2011	334	14.4	301	13.0	309	13.3	1,156	49.8	219	9.4	2,319	535,900	563,772
Year-to-date 2010	200	14.3	227	16.2	342	24.4	487	34.7	146	10.4	1,402	487,400	551,896
Brampton													
December 2011	13	10.5	13	10.5	19	15.3	73	58.9	6	4.8	124	525,900	573,289
December 2010	18	37.5	7	14.6	8	16.7	13	27.1	2	4.2	48	436,900	494,018
Year-to-date 2011	334	17.2	289	14.9	261	13.4	1,002	51.5	60	3.1	1,946	519,400	524,958
Year-to-date 2010	200	21.3	189	20.1	215	22.9	317	33.8	17	1.8	938	465,900	483,190
Caledon													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	0.0	3	10.3	16	55.2	7	24.1	3	10.3	29	478,900	580,982
Year-to-date 2011	0	0.0	11	6.8	44	27.2	85	52.5	22	13.6	162	535,945	598,334
Year-to-date 2010	0	0.0	33	16.3	68	33.7	84	41.6	17	8.4	202	499,950	569,361
Mississauga													
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	950,000	1,026,364
December 2010	0	0.0	0	0.0	1	8.3	5	41.7	6	50.0	12	744,950	708,625
Year-to-date 2011	0	0.0	1	0.5	4	1.9	69	32.7	137	64.9	211	850,000	895,205
Year-to-date 2010	0	0.0	5	1.9	59	22.5	86	32.8	112	42.7	262	589,900	784,409
Halton Region													
December 2011	4	3.5	23	20.4	7	6.2	56	49.6	23	20.4	113	550,000	709,760
December 2010	4	4.2	5	5.2	22	22.9	22	22.9	43	44.8	96	685,450	857,039
Year-to-date 2011	119	9.6	312	25.2	251	20.3	322	26.0	235	19.0	1,239	489,990	760,634
Year-to-date 2010	288	16.3	545	30.8	369	20.8	387	21.9	182	10.3	1,771	450,900	574,685
Burlington													
December 2011	0	0.0	10	24.4	5	12.2	23	56.1	3	7.3	41	503,990	824,944
December 2010	0	0.0	3	13.0	10	43.5	3	13.0	7	30.4	23	499,990	977,946
Year-to-date 2011	11	3.8	58	20.3	78	27.3	103	36.0	36	12.6	286	499,990	764,964
Year-to-date 2010	6	2.4	72	28.6	107	42.5	45	17.9	22	8.7	252	461,990	611,539
Halton Hills													
December 2011	0	0.0	0	0.0	0	0.0	7	38.9	11	61.1	18	760,400	759,011
December 2010	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--
Year-to-date 2011	0	0.0	3	3.4	5	5.7	22	25.0	58	65.9	88	813,400	988,947
Year-to-date 2010	1	1.1	3	3.3	10	11.1	43	47.8	33	36.7	90	661,445	734,249
Milton													
December 2011	4	7.8	13	25.5	2	3.9	24	47.1	8	15.7	51	530,900	583,588
December 2010	3	16.7	2	11.1	11	61.1	2	11.1	0	0.0	18	455,900	462,789
Year-to-date 2011	107	16.2	249	37.8	166	25.2	125	19.0	12	1.8	659	440,900	469,555
Year-to-date 2010	280	25.3	470	42.5	241	21.8	104	9.4	11	1.0	1,106	420,900	441,144
Oakville													
December 2011	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
December 2010	1	2.1	0	0.0	0	0.0	15	31.3	32	66.7	48	839,490	949,610
Year-to-date 2011	1	0.5	2	1.0	2	1.0	72	35.0	129	62.6	206	1,050,990	1,588,261
Year-to-date 2010	1	0.3	0	0.0	11	3.4	195	60.4	116	35.9	323	699,900	958,735

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range December 2011													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
December 2011	97	54.5	19	10.7	20	11.2	37	20.8	5	2.8	178	394,240	428,252
December 2010	116	72.5	14	8.8	5	3.1	21	13.1	4	2.5	160	349,900	383,634
Year-to-date 2011	1,053	58.7	201	11.2	196	10.9	308	17.2	37	2.1	1,795	369,900	406,652
Year-to-date 2010	1,065	54.4	222	11.3	223	11.4	414	21.1	34	1.7	1,958	388,990	416,297
Ajax													
December 2011	1	5.9	4	23.5	5	29.4	7	41.2	0	0.0	17	459,900	515,170
December 2010	3	37.5	3	37.5	0	0.0	2	25.0	0	0.0	8	--	--
Year-to-date 2011	56	20.7	34	12.5	53	19.6	125	46.1	3	1.1	271	498,800	502,159
Year-to-date 2010	111	23.5	56	11.9	87	18.4	217	46.0	1	0.2	472	498,800	481,555
Brock													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
December 2011	44	81.5	4	7.4	2	3.7	4	7.4	0	0.0	54	334,990	350,554
December 2010	43	76.8	6	10.7	1	1.8	5	8.9	1	1.8	56	346,445	360,315
Year-to-date 2011	390	78.3	48	9.6	29	5.8	26	5.2	5	1.0	498	339,990	354,502
Year-to-date 2010	337	81.0	38	9.1	12	2.9	20	4.8	9	2.2	416	333,945	358,096
Oshawa													
December 2011	22	84.6	2	7.7	2	7.7	0	0.0	0	0.0	26	342,490	356,538
December 2010	49	86.0	4	7.0	0	0.0	4	7.0	0	0.0	57	307,990	335,157
Year-to-date 2011	313	68.5	56	12.3	43	9.4	45	9.8	0	0.0	457	348,900	370,253
Year-to-date 2010	414	75.5	65	11.9	31	5.7	38	6.9	0	0.0	548	337,445	352,744
Pickering													
December 2011	0	0.0	0	0.0	1	12.5	6	75.0	1	12.5	8	--	--
December 2010	1	16.7	0	0.0	0	0.0	3	50.0	2	33.3	6	--	--
Year-to-date 2011	5	8.8	0	0.0	6	10.5	33	57.9	13	22.8	57	599,990	654,521
Year-to-date 2010	2	2.7	0	0.0	4	5.3	58	77.3	11	14.7	75	629,900	648,340
Scugog													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
December 2011	0	0.0	0	0.0	1	9.1	7	63.6	3	27.3	11	566,600	640,573
December 2010	3	50.0	0	0.0	1	16.7	2	33.3	0	0.0	6	--	--
Year-to-date 2011	18	41.9	4	9.3	3	7.0	13	30.2	5	11.6	43	449,900	492,238
Year-to-date 2010	14	34.1	6	14.6	6	14.6	13	31.7	2	4.9	41	466,660	506,694
Whitby													
December 2011	30	48.4	9	14.5	9	14.5	13	21.0	1	1.6	62	415,990	433,447
December 2010	17	63.0	1	3.7	3	11.1	5	18.5	1	3.7	27	374,990	439,091
Year-to-date 2011	271	57.8	59	12.6	62	13.2	66	14.1	11	2.3	469	369,900	404,335
Year-to-date 2010	187	46.1	57	14.0	83	20.4	68	16.7	11	2.7	406	420,990	433,853

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range December 2011													
Submarket	**Price Ranges**										**Total**	**Median Price ($)**	**Average Price ($)**
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
December 2011	67	54.5	36	29.3	13	10.6	7	5.7	0	0.0	123	397,990	384,787
December 2010	11	13.6	49	60.5	18	22.2	2	2.5	1	1.2	81	434,990	444,194
Year-to-date 2011	296	45.2	225	34.4	79	12.1	44	6.7	11	1.7	655	410,990	414,047
Year-to-date 2010	439	67.0	125	19.1	42	6.4	45	6.9	4	0.6	655	377,900	384,283
Bradford West Gwillimbury													
December 2011	21	27.3	36	46.8	13	16.9	7	9.1	0	0.0	77	439,990	437,821
December 2010	9	12.2	47	63.5	18	24.3	0	0.0	0	0.0	74	434,990	433,342
Year-to-date 2011	148	32.0	208	44.9	77	16.6	28	6.0	2	0.4	463	424,990	429,614
Year-to-date 2010	223	57.9	109	28.3	32	8.3	21	5.5	0	0.0	385	389,990	393,419
Town of Mono													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	4	--	--
Year-to-date 2011	5	14.3	11	31.4	1	2.9	10	28.6	8	22.9	35	559,900	575,577
Year-to-date 2010	15	25.4	8	13.6	10	16.9	23	39.0	3	5.1	59	475,000	517,133
New Tecumseth													
December 2011	46	100.0	0	0.0	0	0.0	0	0.0	0	0.0	46	297,990	296,012
December 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	126	94.0	2	1.5	1	0.7	4	3.0	1	0.7	134	300,445	321,489
Year-to-date 2010	104	94.5	4	3.6	0	0.0	1	0.9	1	0.9	110	295,000	308,047
Orangeville													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	17	73.9	4	17.4	0	0.0	2	8.7	0	0.0	23	379,900	394,136
Year-to-date 2010	97	96.0	4	4.0	0	0.0	0	0.0	0	0.0	101	355,900	354,878
Toronto CMA													
December 2011	115	14.1	113	13.9	92	11.3	322	39.6	171	21.0	813	557,900	662,516
December 2010	98	14.9	82	12.5	93	14.1	256	38.9	129	19.6	658	555,825	682,777
Year-to-date 2011	1,134	12.3	1,228	13.4	1,106	12.0	4,130	45.0	1,586	17.3	9,184	557,990	658,063
Year-to-date 2010	1,584	15.8	1,624	16.2	1,430	14.2	4,070	40.5	1,329	13.2	10,037	517,900	606,617
Oshawa CMA													
December 2011	96	67.6	15	10.6	13	9.2	17	12.0	1	0.7	142	364,337	387,842
December 2010	109	77.9	11	7.9	4	2.9	14	10.0	2	1.4	140	333,990	365,265
Year-to-date 2011	974	68.4	163	11.4	134	9.4	137	9.6	16	1.1	1,424	349,990	375,970
Year-to-date 2010	938	68.5	160	11.7	126	9.2	126	9.2	20	1.5	1,370	354,295	378,405
Greater Toronto Area													
December 2011	144	16.5	102	11.7	97	11.1	355	40.7	175	20.0	873	550,000	664,597
December 2010	196	26.5	47	6.4	89	12.0	271	36.6	137	18.5	740	526,990	657,996
Year-to-date 2011	1,823	17.8	1,224	12.0	1,239	12.1	4,326	42.3	1,627	15.9	10,239	536,900	637,427
Year-to-date 2010	2,089	19.0	1,731	15.7	1,621	14.7	4,196	38.1	1,367	12.4	11,004	501,990	591,551

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2011						
Submarket	Dec 2011	Dec 2010	% Change	YTD 2011	YTD 2010	% Change
Toronto City	1,353,415	1,445,090	-6.3	1,252,512	1,233,587	1.5
Toronto	1,883,952	1,833,427	2.8	1,749,851	1,586,866	10.3
East York	1,327,643	1,327,429	0.0	1,170,758	1,131,148	3.5
Etobicoke	1,266,073	1,807,808	-30.0	1,424,480	1,620,667	-12.1
North York	1,488,898	1,521,319	-2.1	1,435,144	1,505,463	-4.7
Scarborough	575,286	437,563	31.5	539,902	517,660	4.3
York	–	–	n/a	815,298	760,970	7.1
York Region	553,781	549,894	8.2	614,230	566,110	8.5
Aurora	–	–	n/a	757,807	657,317	15.3
East Gwillimbury	448,434	385,990	16.2	453,057	423,842	6.9
Georgina Township	327,190	337,609	-3.1	403,533	390,067	3.5
King Township	829,769	467,535	77.5	691,867	465,096	48.8
Markham	515,371	588,476	-12.4	564,458	580,844	-2.8
Newmarket	–	494,955	n/a	480,031	464,330	3.4
Richmond Hill	700,592	589,125	18.9	681,767	558,794	22.0
Vaughan	737,013	660,296	11.6	679,904	621,175	9.5
Whitchurch-Stouffville	527,848	486,171	8.6	507,983	440,815	15.2
Peel Region	610,206	551,290	10.7	563,775	551,095	2.2
Brampton	573,289	494,018	16.0	524,958	483,190	8.6
Caledon	–	580,982	n/a	598,334	569,361	5.1
Mississauga	1,026,364	708,625	44.8	895,205	784,409	14.1
Halton Region	709,760	857,014	-17.2	760,634	574,685	32.4
Burlington	824,944	977,946	-15.6	764,964	611,539	25.1
Halton Hills	759,011	–	n/a	988,947	734,249	34.7
Milton	583,588	462,789	26.1	469,555	441,144	6.4
Oakville	–	949,610	n/a	1,588,261	958,735	65.7
Durham Region	428,252	383,534	11.6	406,652	416,297	-2.3
Ajax	515,170	–	n/a	502,159	481,555	4.3
Brock	–	–	n/a	–	–	n/a
Clarington	350,554	360,315	-2.7	354,502	358,096	-1.0
Oshawa	356,538	335,157	6.4	370,253	352,744	5.0
Pickering	–	–	n/a	654,521	648,340	1.0
Scugog	–	–	n/a	–	–	n/a
Uxbridge	640,573	–	n/a	492,238	506,694	-2.9
Whitby	433,447	439,091	-1.3	404,335	433,853	-6.8
Remainder of Toronto CMA	384,787	444,194	-13.4	414,047	384,283	7.7
Bradford West Gwillimbury	437,821	433,342	1.0	429,614	393,419	9.2
Town of Mono	–	–	n/a	575,577	517,133	11.3
New Tecumseth	296,012	–	n/a	321,489	308,047	4.4
Orangeville	–	–	n/a	394,136	354,878	11.1
Toronto CMA	662,516	682,777	-3.0	658,063	606,617	8.5
Oshawa CMA	387,842	365,265	6.2	375,970	378,405	-0.6
Greater Toronto Area (GTA)	664,597	657,996	1.0	637,427	591,551	7.8

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
December 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	4,986	86.7	8,339	10,021	12,382	67.3	409,058	19.0	428,550
	February	7,291	77.1	8,735	12,726	14,279	61.2	431,509	19.4	429,754
	March	10,434	69.1	9,308	18,937	15,792	58.9	434,693	20.1	439,098
	April	10,897	34.4	8,342	20,689	15,616	53.4	437,566	13.5	425,417
	May	9,470	-1.2	7,243	18,940	14,670	49.4	446,593	12.9	432,449
	June	8,432	-23.0	6,161	15,082	13,026	47.3	435,064	7.7	427,102
	July	6,567	-34.1	5,826	10,833	10,952	53.2	420,455	6.3	430,100
	August	6,235	-22.5	6,509	10,502	11,946	54.5	410,995	6.0	428,456
	September	6,313	-23.0	6,450	12,917	11,556	55.8	427,269	5.0	429,240
	October	6,683	-20.9	6,873	10,593	11,625	59.1	443,633	4.8	433,609
	November	6,513	-12.6	7,335	8,642	11,379	64.5	437,999	4.7	434,698
	December	4,393	-20.7	7,093	4,285	10,945	64.8	433,887	5.3	447,298
2011	January	4,340	-13.0	7,415	9,025	11,242	66.0	427,159	4.4	448,920
	February	6,265	-14.1	7,426	11,536	12,785	58.1	454,470	5.3	456,030
	March	9,262	-11.2	7,679	15,315	11,695	65.7	456,147	4.9	463,303
	April	9,040	-17.0	7,354	14,495	11,710	62.8	477,406	9.1	465,194
	May	10,045	6.1	7,535	16,076	11,823	63.7	485,520	8.7	470,634
	June	10,234	21.4	7,518	14,855	12,198	61.6	476,386	9.5	467,415
	July	7,922	20.6	7,468	12,508	12,694	58.8	459,122	9.2	471,280
	August	7,542	21.0	7,628	12,509	12,892	59.2	451,663	9.9	470,466
	September	7,658	21.3	7,995	14,727	12,969	61.6	465,369	8.9	468,562
	October	7,642	14.3	8,043	12,405	12,998	61.9	478,137	7.8	468,575
	November	7,092	8.9	7,778	9,786	12,466	62.4	480,421	9.7	478,225
	December	4,718	7.4	7,921	4,811	12,576	63.0	451,436	4.0	466,540
	Q4 2010	17,589	-18.0		23,520			439,113	4.9	
	Q4 2011	19,452	10.6		27,002			472,494	7.6	
	YTD 2010	88,214	-1.2		154,167			432,264	5.1	
	YTD 2011	91,760	4.0		148,048			466,352	7.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa December 2011										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	532	52.0	837	1,120	1,171	71.5	289,195	12.5	295,561
	February	819	61.9	926	1,481	1,515	61.1	286,635	8.6	290,577
	March	1,111	60.1	935	2,019	1,553	60.2	306,171	16.0	306,018
	April	1,184	40.5	954	2,052	1,578	60.4	304,451	12.9	299,609
	May	1,027	0.1	759	1,879	1,433	53.0	301,568	8.2	295,783
	June	920	-17.5	697	1,614	1,373	50.8	304,278	8.0	296,248
	July	708	-31.5	623	1,198	1,278	48.8	295,445	3.6	291,258
	August	661	-24.5	669	1,206	1,295	51.7	312,692	12.3	315,882
	September	707	-14.3	730	1,390	1,297	56.2	296,395	5.0	297,333
	October	688	-19.8	745	1,088	1,189	62.6	302,490	4.7	301,797
	November	661	-4.9	810	974	1,318	61.5	295,698	3.2	298,403
	December	461	-9.1	836	471	1,238	67.5	294,305	2.6	300,978
2011	January	505	-5.1	801	1,074	1,129	70.9	302,326	4.5	308,729
	February	652	-20.4	742	1,248	1,271	58.3	302,068	5.4	306,785
	March	981	-11.7	819	1,666	1,273	64.3	301,668	-1.5	301,831
	April	949	-19.8	765	1,601	1,230	62.2	321,042	5.4	315,325
	May	1,040	1.3	770	1,728	1,320	58.3	316,057	4.8	310,060
	June	1,046	13.7	790	1,587	1,342	58.9	322,947	6.1	314,494
	July	849	19.9	749	1,250	1,340	55.9	324,983	10.0	320,020
	August	764	15.6	780	1,305	1,405	55.5	310,852	-0.6	314,169
	September	833	17.8	857	1,516	1,414	60.6	318,523	7.5	319,676
	October	759	10.3	823	1,270	1,402	58.7	317,779	5.1	316,885
	November	734	11.0	898	1,000	1,349	66.5	314,260	6.3	317,570
	December	492	6.7	881	522	1,364	64.6	310,267	5.4	317,176
	Q4 2010	1,810	-12.1		2,533			297,925	3.6	
	Q4 2011	1,985	9.7		2,792			314,616	5.6	
	YTD 2010	9,479	1.6		16,492			299,983	7.7	
	YTD 2011	9,604	1.3		15,767			314,450	4.8	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA December 2011											
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	2,873	9.5	68.3	854
	February	604	3.60	5.39	104.8	115.1	2,874	9.5	68.2	858
	March	631	3.60	5.85	104.9	115.3	2,880	9.3	68.1	859
	April	655	3.80	6.25	105.1	115.8	2,877	9.4	68.0	862
	May	639	3.70	5.99	105.8	116.3	2,880	9.4	67.9	859
	June	633	3.60	5.89	106.2	116.1	2,892	9.3	68.0	861
	July	627	3.50	5.79	106.2	117.1	2,916	9.1	68.3	861
	August	604	3.30	5.39	106.5	117.1	2,939	9.1	68.8	865
	September	604	3.30	5.39	106.5	117.3	2,945	9.3	68.9	873
	October	598	3.20	5.29	106.7	117.7	2,949	9.2	68.8	883
	November	607	3.35	5.44	107.2	117.8	2,944	8.7	68.3	891
	December	592	3.35	5.19	107.4	117.6	2,961	8.3	68.3	886
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,959	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,956	8.4	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,959	8.5	67.8	896
	June	604	3.50	5.39	111.2	120.2	2,974	8.3	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,968	8.2	67.6	887
	August	604	3.50	5.39	111.9	120.5	2,964	8.1	67.3	884
	September	592	3.50	5.19	112.2	121.2	2,964	8.0	67.2	884
	October	598	3.50	5.29	112.7	121.1	2,959	8.3	67.2	881
	November	598	3.50	5.29	113.8	120.9	2,956	8.5	67.1	886
	December	598	3.50	5.29		120.2	2,946	8.6	66.8	894

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA December 2011											
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	178.6	10.5	67.7	890
	February	604	3.60	5.39	104.8	115.1	181.9	10.4	68.8	876
	March	631	3.60	5.85	104.9	115.3	184.3	10.3	69.5	874
	April	655	3.80	6.25	105.1	115.8	186.6	9.7	69.8	869
	May	639	3.70	5.99	105.8	116.3	186.6	9.8	69.7	877
	June	633	3.60	5.89	106.2	116.1	187.1	10.0	69.9	879
	July	627	3.50	5.79	106.2	117.1	187.8	10.4	70.3	877
	August	604	3.30	5.39	106.5	117.1	188.9	10.5	70.7	873
	September	604	3.30	5.39	106.5	117.3	189.7	10.4	70.8	871
	October	598	3.20	5.29	106.7	117.7	190.2	10.2	70.7	877
	November	607	3.35	5.44	107.2	117.8	191.7	9.7	70.8	875
	December	592	3.35	5.19	107.4	117.6	191.3	9.3	70.1	872
2011	January	592	3.35	5.19	107.8	117.5	191.4	8.8	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.7	8.8	68.7	889
	March	601	3.50	5.34	108.7	119.4	187.9	8.8	68.2	893
	April	621	3.70	5.69	109.3	119.8	186.0	9.8	68.2	889
	May	616	3.70	5.59	110.3	120.8	187.7	9.8	68.7	879
	June	604	3.50	5.39	111.2	120.2	191.2	9.3	69.5	878
	July	604	3.50	5.39	111.7	120.4	195.0	8.0	69.8	884
	August	604	3.50	5.39	111.9	120.5	196.8	7.4	69.8	887
	September	592	3.50	5.19	112.2	121.2	197.4	7.1	69.7	890
	October	598	3.50	5.29	112.7	121.1	197.8	7.1	69.7	874
	November	598	3.50	5.29	113.8	120.9	197.2	7.2	69.5	877
	December	598	3.50	5.29		120.2	197.3	7.3	69.5	877

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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